



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
May 3, 2016 1:30pm

9. APPLICATION: Grove City Tire Shop | Special Use Permit (Automotive Services)

Project Number: 201604070025

Location: 3184 Southwest Boulevard (PID 040-005822)

Proposal: A Special Use Permit to allow for automotive services associated with a tire shop

Applicant: Ibrahim Alghzawi, Grove City Tire Shop, 2530 Sonora Drive, Grove City, OH 43123

Relevant Code Section(s):

- 1135.09(b)(12), Special Use Permits

Project Summary

The applicant is requesting a special use permit to open a new and used tire shop, Grove City Tire Shop, at 3184 Southwest Boulevard, west of Farm Bank Way. A special use permit was approved for automotive use at the site for MTK Auto Detailing in 2012; however, the special use permit became null and void after the business closed and the automotive service use ceased for six (6) months.

The proposed business will service and sell used and new tires. Materials indicate that cars will only be serviced inside the building with no work conducted outside. The applicant has also stated that no items will be stored or displayed outside for sale. The business will have two employees and will operate Monday through Saturday from 9am to 7pm and Sunday from 10am to 6pm.

The applicant has submitted a site plan showing that employee vehicles and vehicles awaiting service or pick-up will be located within the five (5) parking spaces along the southeast side of the building. No vehicles will be parked on the site overnight.

Code Analysis:

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

Standard Not Met: Although the previous tenants on the site were automotive-oriented, the site has been vacant for more than six (6) months and approved special use permits for these uses have expired. Given the character of recent development (UDF, CVS, O'Reilly's, Kansas City Life, and Southwest One) in the area, staff does not feel that the proposed use is appropriate for the area. Recent development regardless of being retail, service or industrial within this area has resulted in a higher quality environment and therefore staff does not believe the proposed use is in harmony with these standards or the intended character of this area.

2. *The proposed use shall not adversely affect the use of adjacent property;*

Standard Can Be Met: Although the applicant has indicated that all work will be conducted inside the business, materials do not indicate how tires will be disposed of. Staff has concerns regarding the potential effects on adjacent property from the improper disposal of tires as well as noise from the business.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard Can Be Met: As noted in Code Standard #2, staff has concerns regarding potential impacts from the improper disposal of tires on the site, as the applicant did not provide detail on how this would occur on the site.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

Standard is Met: The proposed tire shop will be adequately serviced by public facilities.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

Standard Not Met: Although staff does not anticipate the standard vehicle traffic generated by the tire shop to impact the right-of-way significantly different than a permitted use in the district, staff anticipates an increase in tow trucks bringing vehicles to the shop that would not be typical of a use permitted in a C-2 district.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

Standard Not Met: The applicant has provided information to meet most Code requirements for this use to be located in the city; however, staff does not feel that the proposed use meets the general intent of the area based on plans and policies implemented in the area.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

Standard is Met: The applicant has generally submitted sufficient information to meet specific standards for an automotive use, particularly that all operations will be conducted inside the building and that sufficient parking is available on the site for vehicles.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

Standard is Met: The site is located in a C-2 district, in which automotive service businesses are permitted with a Special Use Permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

Standard is Met: The applicant properly submitted a completed application.

10. *Parking of employee vehicles, vehicles used in the operation of the business, vehicles awaiting service or return to customers after services, and vehicles held for disposal shall only be permitted in the locations approved on the site plan.*

Standard is Met: A site plan has been submitted showing that employee parking as well as vehicles awaiting service and pick-up will be along the southeast side of the building.

11. *Vehicle sales, rental, or leasing shall not be permitted on the site unless specifically approved.*

Standard is Met: Materials indicate that the site will only function as a tire shop. No mention is given of the potential to sell, rent, or lease vehicles on the site.

12. *Outdoor repair, preparation, cleaning, assembly, disassembly, of vehicles shall not be permitted unless the nature and location of such activity is specifically identified in the application and approved by the Board. Outdoor display, storage, or sale of goods shall not be permitted on the site unless specifically approved as a condition of the Special Use Permit and in conformance with the supplementary standards for outdoor display, storage, and sale. The storage area shall be completely surrounded by a gated masonry wall six (6) feet in height or other screening approved by the Planning Commission. Such screening shall be set back from residential districts at least six (6) feet and landscaped according to the approved site plan.*

Standard is Met: All work will be conducted inside the structure with no outdoor sales or storage of items proposed.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Special Use Permit as submitted.